FILE BOX 3

BOOK 10004 PG 392

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Ralph W. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-SE-96-183

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph W. Watkins (NAME)	Southeastern Mortgage (NAME)	41-11
3937 Banbury Dr. (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	37
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Clark Manier and wife, Carolyn Manier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Watkins, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 437, Section B on the Plan of Bellshire Estates, as of record in Plat Book 2331, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy Clark Manier and wife, Carolyn Manier by Quit Claim Deed from Jimmy Clark Manier of record in Deed Book 5848, page 813, see also Divorce Decree of record in Minute Book 143C, Page 1790, see also Deed Book 4786, Page 323, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2542, page 415, Deed Book 2745, Page 409, Deed Book 2876, Page 239 and Deed Book 2925, Page 75, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0167675
IDENTIF. ↑ REFERENCE

96 APR -4 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3937 Banbury Dr., Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of March 19 96

Jimmy Clark Manier
Jimmy Clark Manier

Carolyn Manier
Carolyn Manier

BOOK 10004 PG 393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Clark Manier and wife, Carolyn Manier

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 28th day of March 19 96

Commission expires 5-23-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

652604 04/04 0101 03CHECK 334.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10004 PG 394

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 88000.00
				CON TX 325.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.60
				CHECK 334.60
		04/04/96	01	09:07 0001 6526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167675
IDENTIF. ← REFERENCE

96 APR -4 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024519